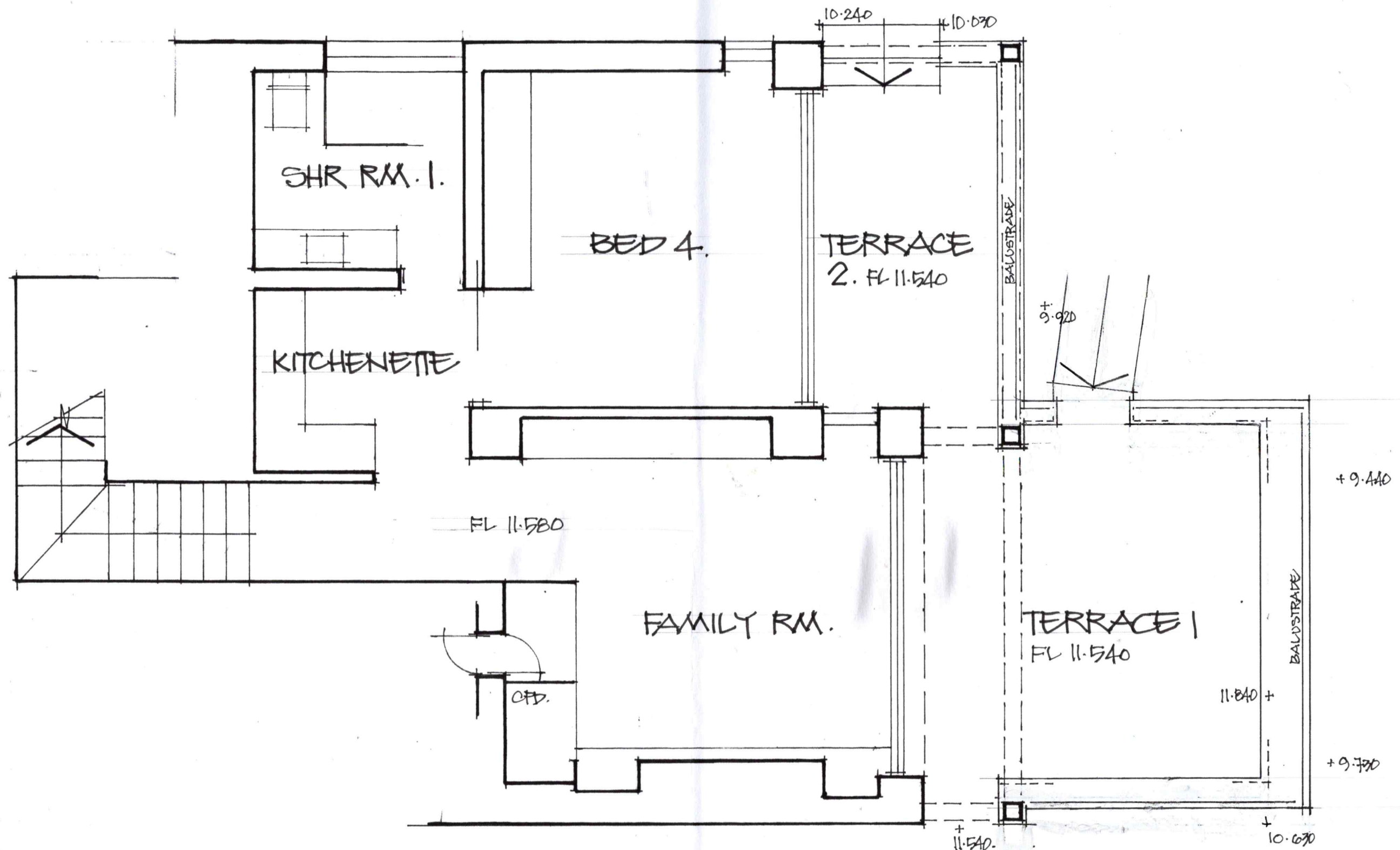




LEVEL 1 - EXISTING FLOOR PLAN.

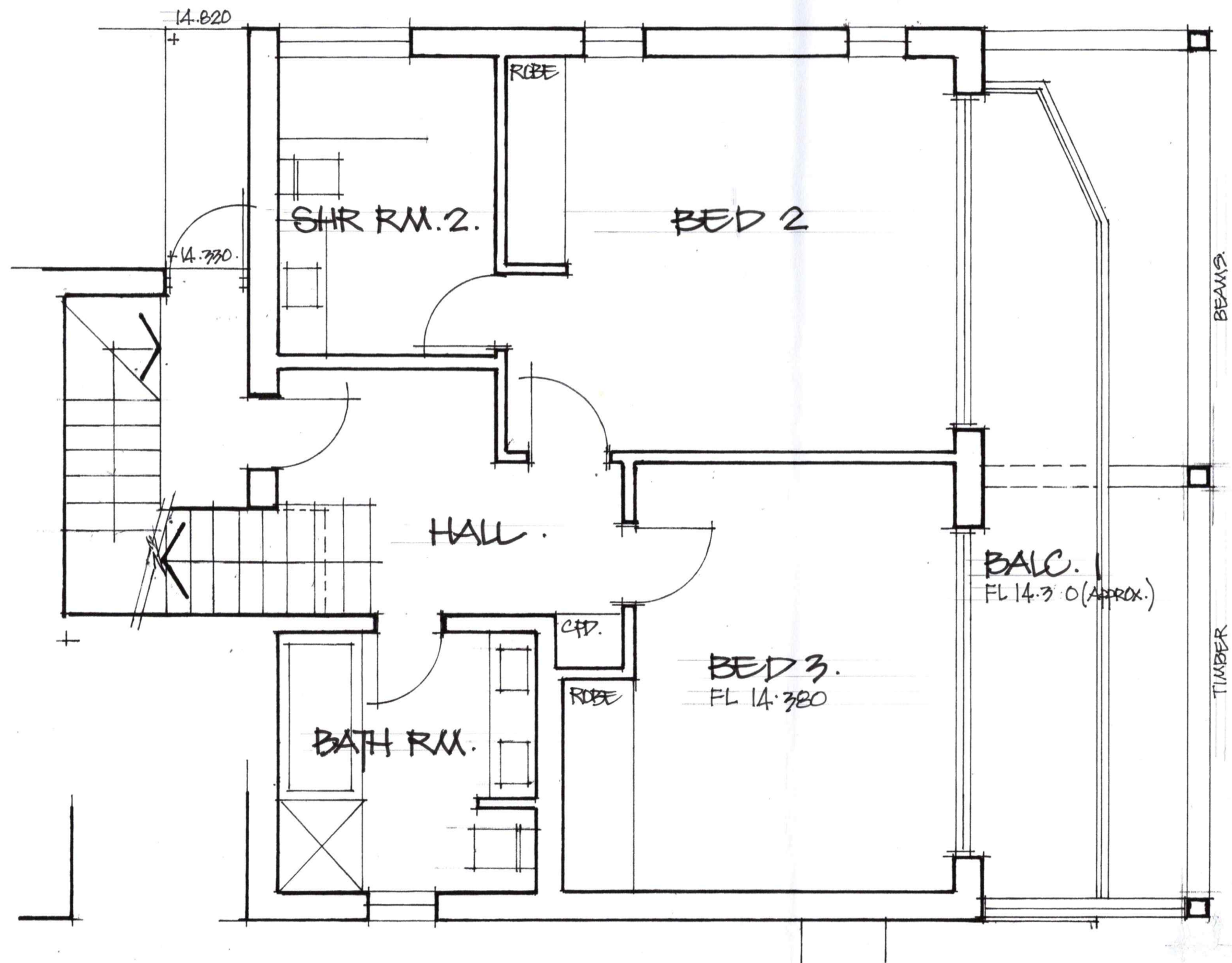
FEB' 2025 DA ISSUE

GWN DRAFTING
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 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
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PROJECT: PROPOSED RENOVATIONS TO RESIDENCE
 ADDRESS: 26 CABARITA ROAD, AVALON BEACH 2107
 CLIENT: DR NATASHA COOK
 SCHEME: — DATE: FEB' 2025 SCALE: 1:50 @ A3

PROJECT No.
3070
 DRAWING No.
01





LEVEL 2. EXISTING FLOOR PLAN.

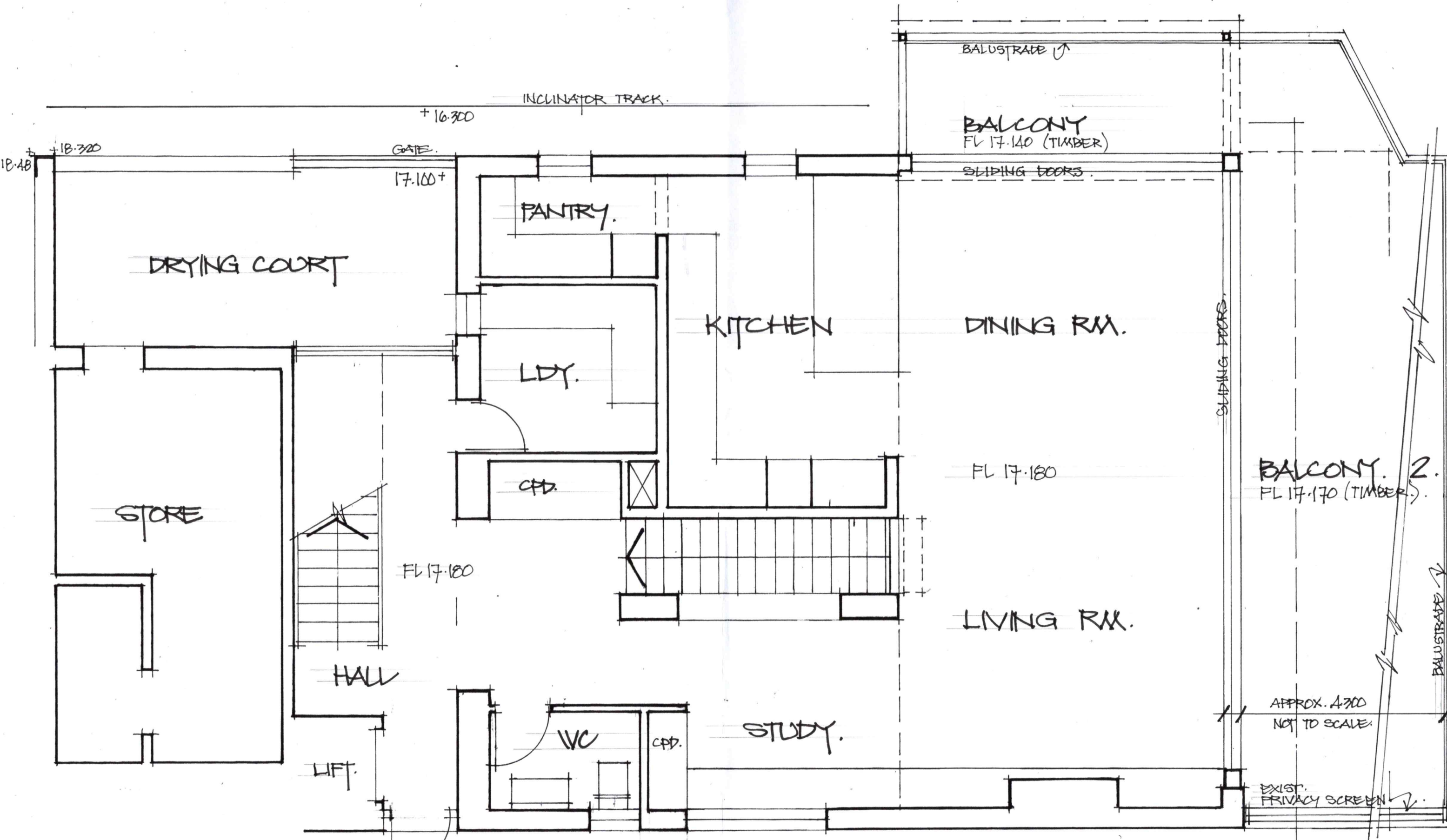
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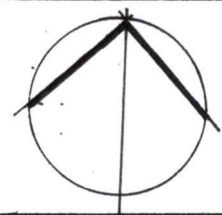
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PROJECT No.
3070
 DRAWING No.
02



LEVEL 3 - EXISTING FLOOR PLAN.

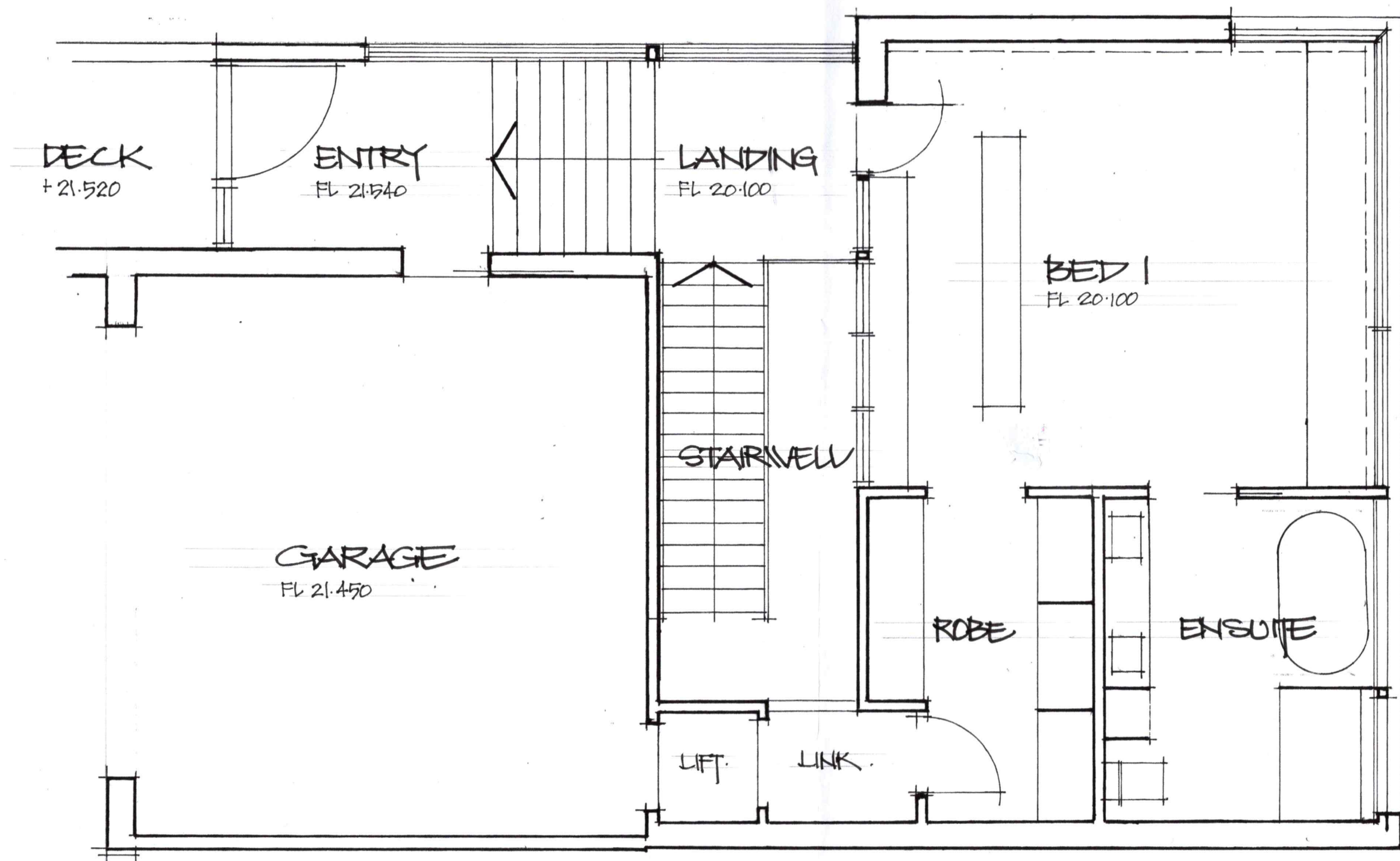
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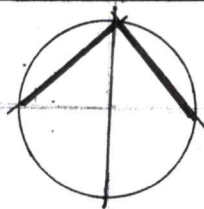
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PROJECT No.
3070
DRAWING No.
03



LEVEL 4. EXISTING FLOOR PLAN.

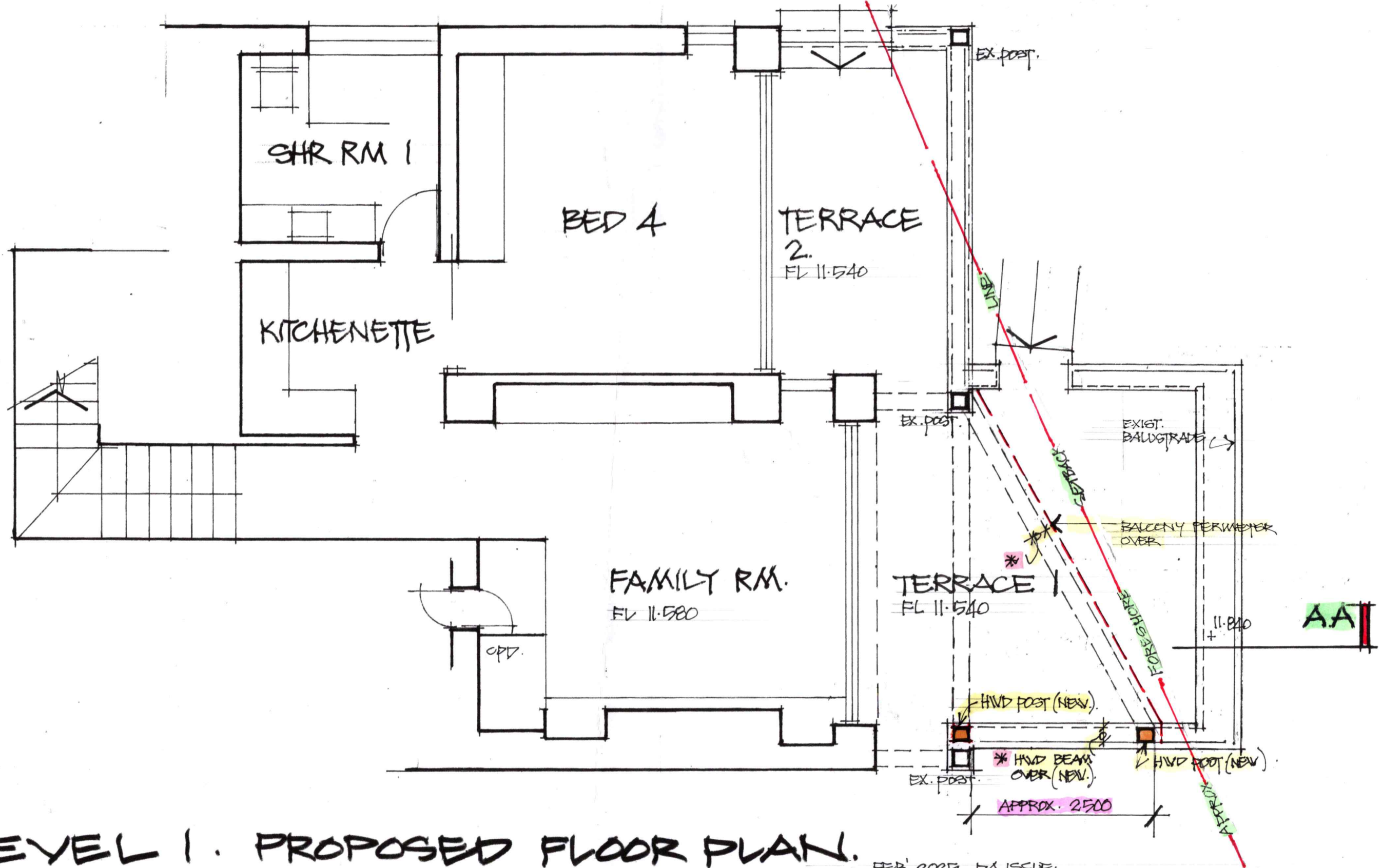
FEB' 2025 DA ISSUE.



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 SCHEME: — DATE: FEB' 2025 SCALE: 1:50 @ A3

PROJECT No.
3070
 DRAWING No.
04



LEVEL 1. PROPOSED FLOOR PLAN.

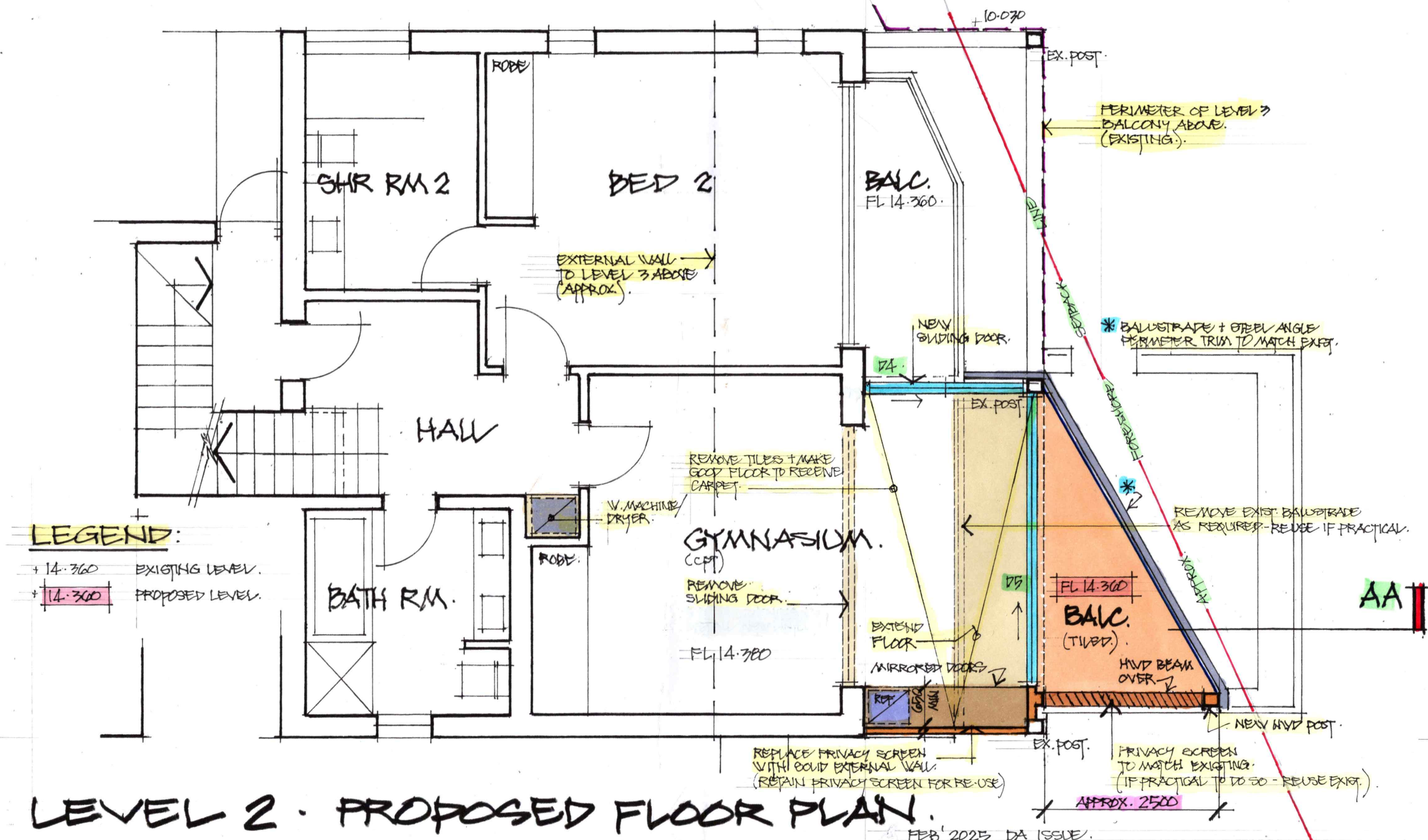
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 SCHEME: 4A DATE: FEB' 2025 SCALE: 1:50 @ A3

PROJECT No.
3070
 DRAWING No.
05



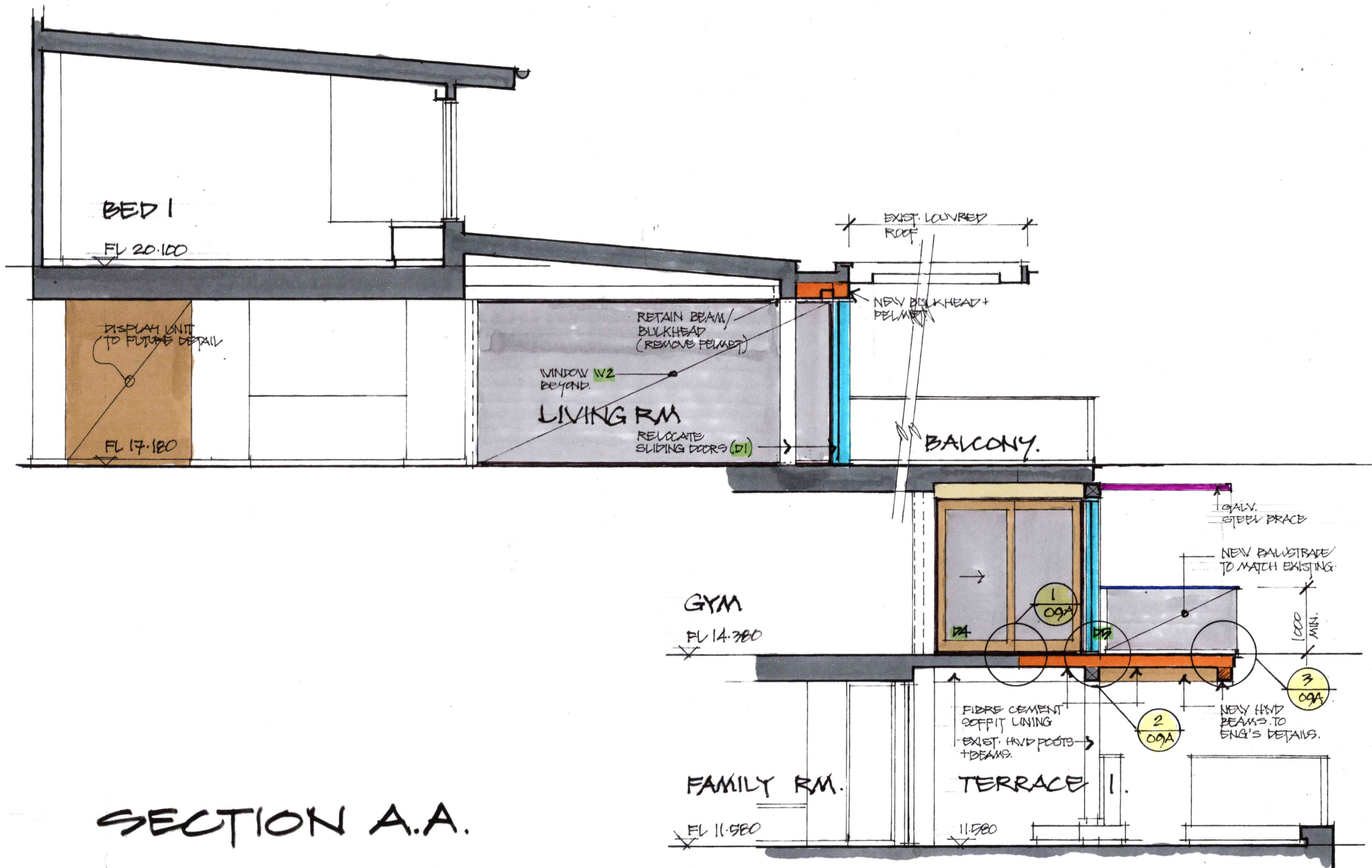
LEVEL 2 - PROPOSED FLOOR PLAN.



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 ADDRESS: 26 CABARITA ROAD, AVALON BEACH 2107
 CLIENT: DR NATASHA COOK
 SCHEME: 4A DATE: FEB' 2025 SCALE: 1:50 @ A3

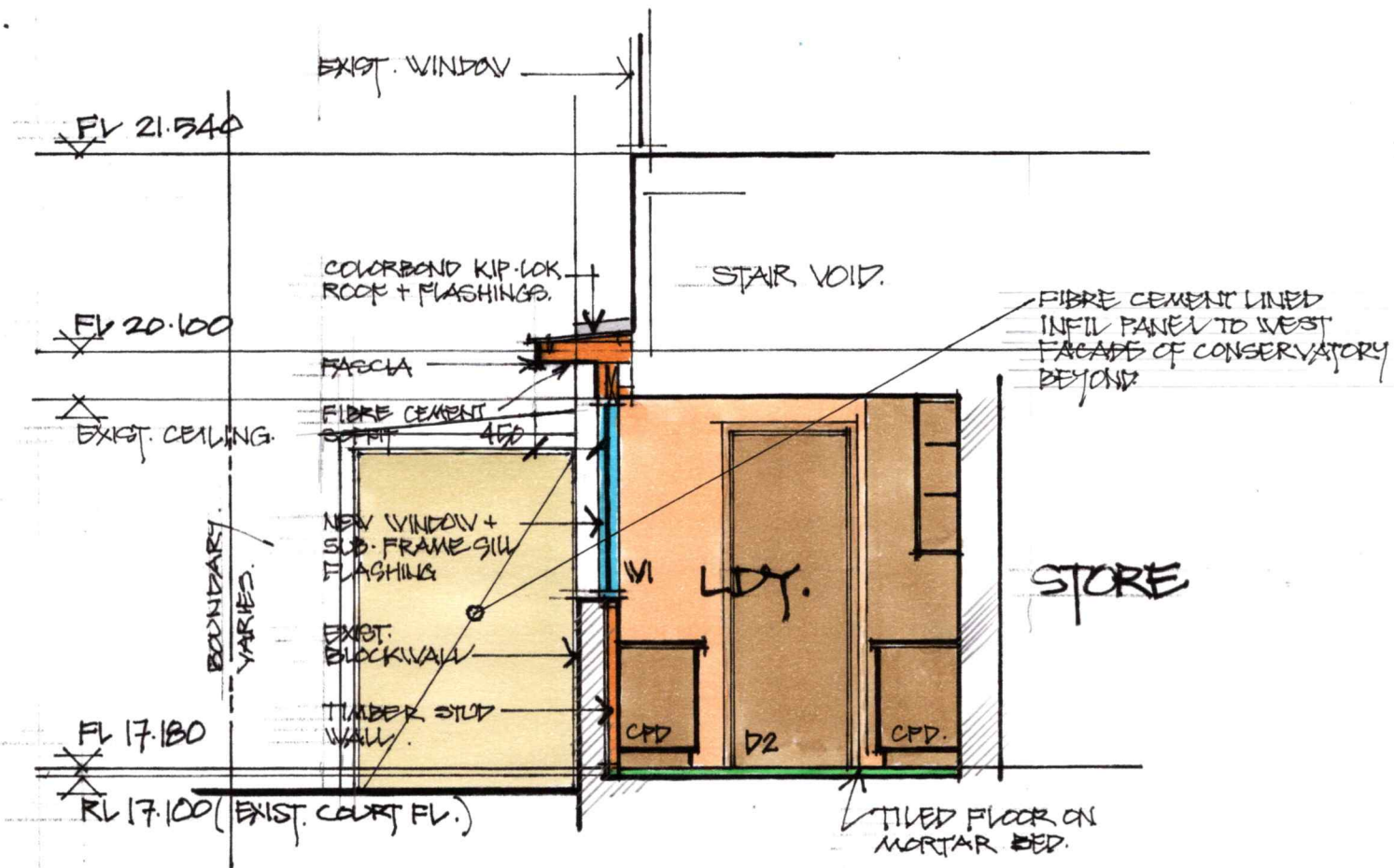
PROJECT No.
3070
 DRAWING No.
06



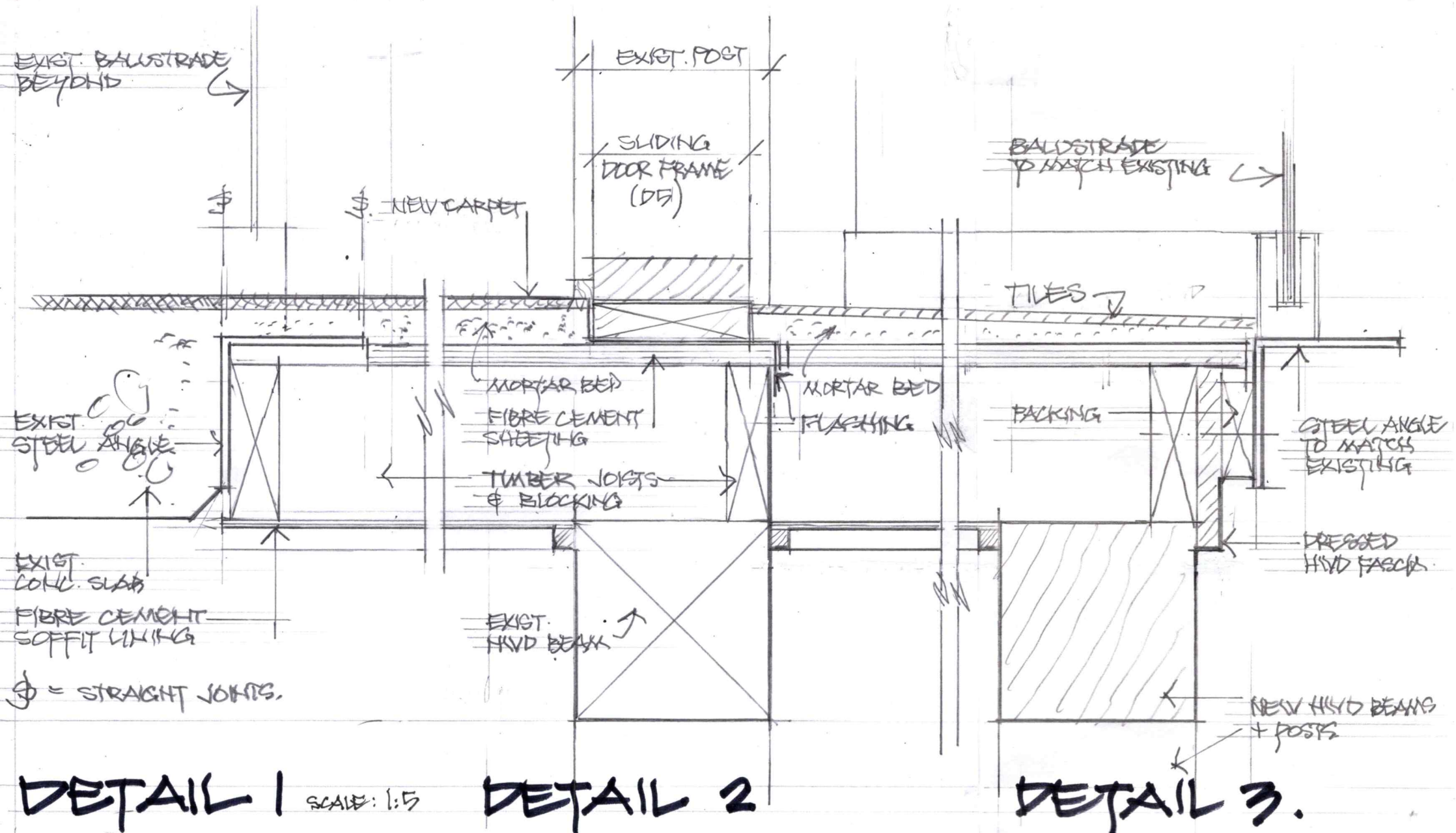
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PROJECT: PROPOSED RENOVATIONS TO RESIDENCE
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PROJECT No.
3070
 DRAWING No.
08

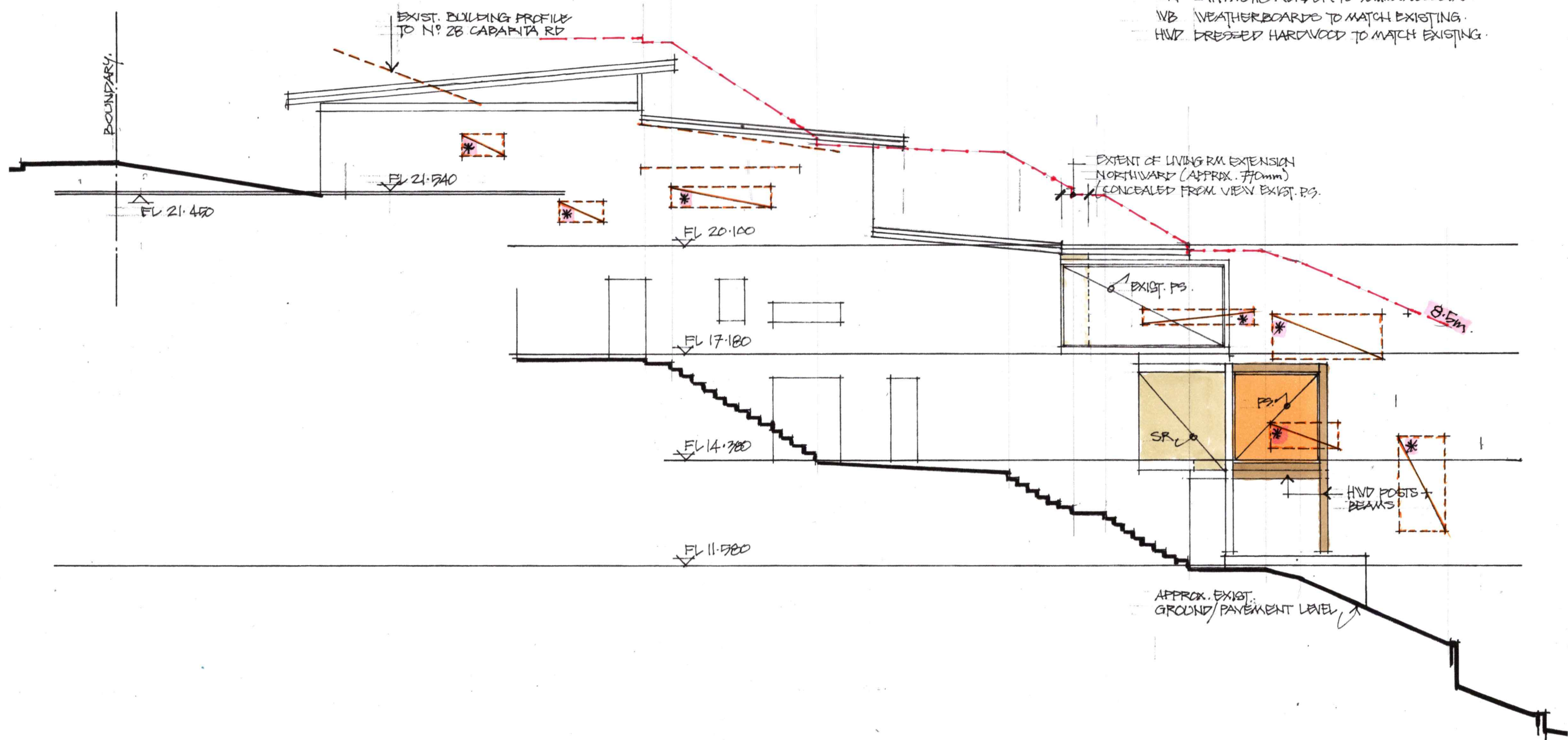


SECTION B.B. SCALE: 1:50 (PART WEST ELEVATION).



LEGEND:

- * EXIST. WINDOW TO ADJ. BUILDING.
- PS PRIVACY SCREEN TO MATCH EXISTING.
- SR SYNTHETIC RENDER TO 50mm INSULCLAD.
- WB WEATHERBOARDS TO MATCH EXISTING.
- HWD DRESSED HARDWOOD TO MATCH EXISTING.

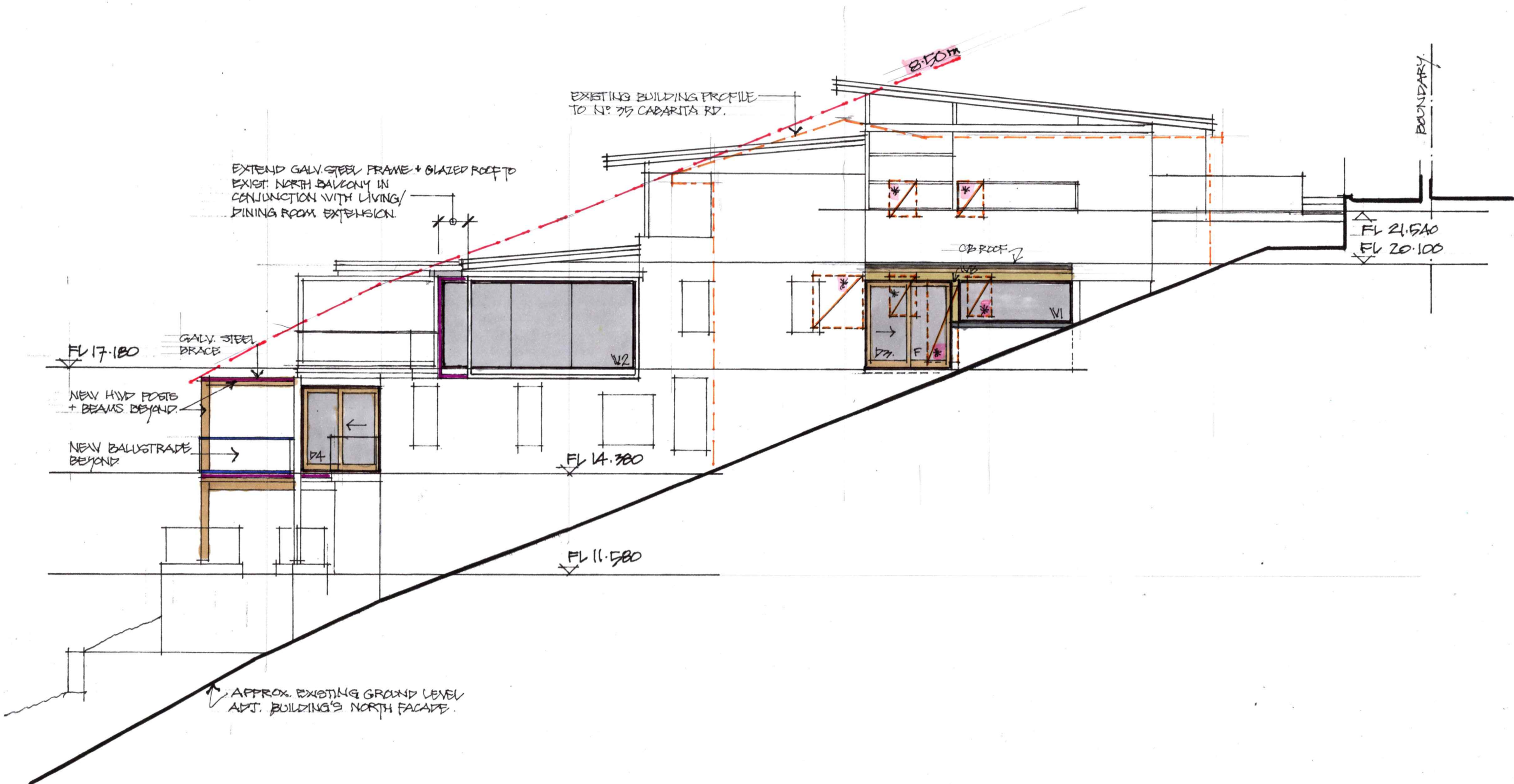


SOUTH ELEVATION.

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 CLIENT: DR NATASHA COOK
 SCHEME: 4A DATE: FEBRUARY 2025 SCALE: 1:100 @ A3

PROJECT No.
3070
 DRAWING No.
10



NORTH ELEVATION.

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 SCHEME: 4A DATE: FEBRUARY 2025 SCALE: 1:100 @ A3

PROJECT No.
3070
 DRAWING No.
11

REQUIREMENTS OF BASIX CERTIFICATE N° A1785342 DATED: 27-02-2025

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

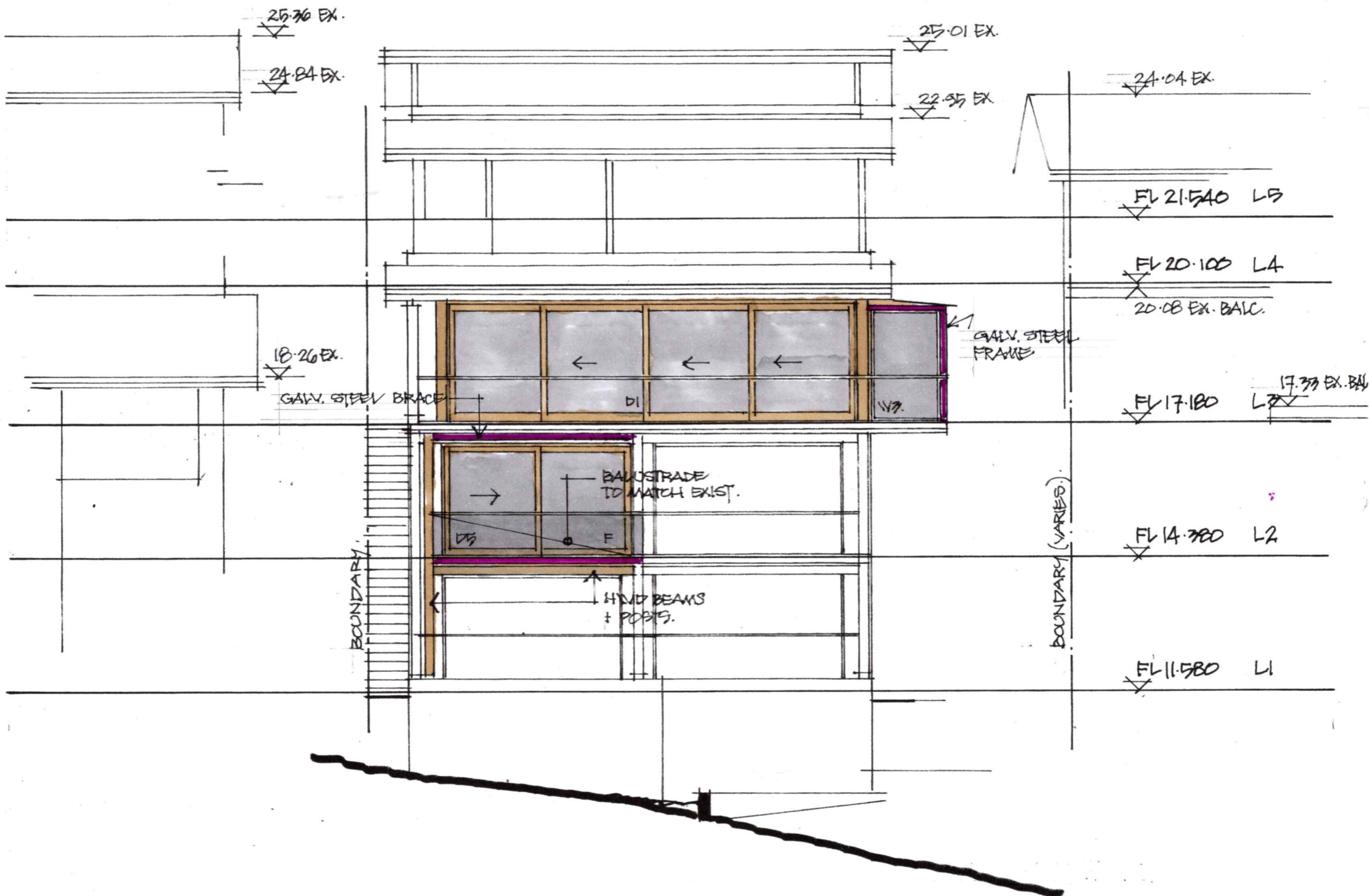
Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	4.27	4.8	3.5	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	12.6	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W3	N	5.62	6	3.5	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	N	5.26	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	E	3.36	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W6	E	20.38	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W7	E	9.25	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazed roofs glazing requirements

Glazed roof number	Area of glazing (m2)	Shading device	Glass type
G1	1.8	no shading	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)



EAST ELEVATION.

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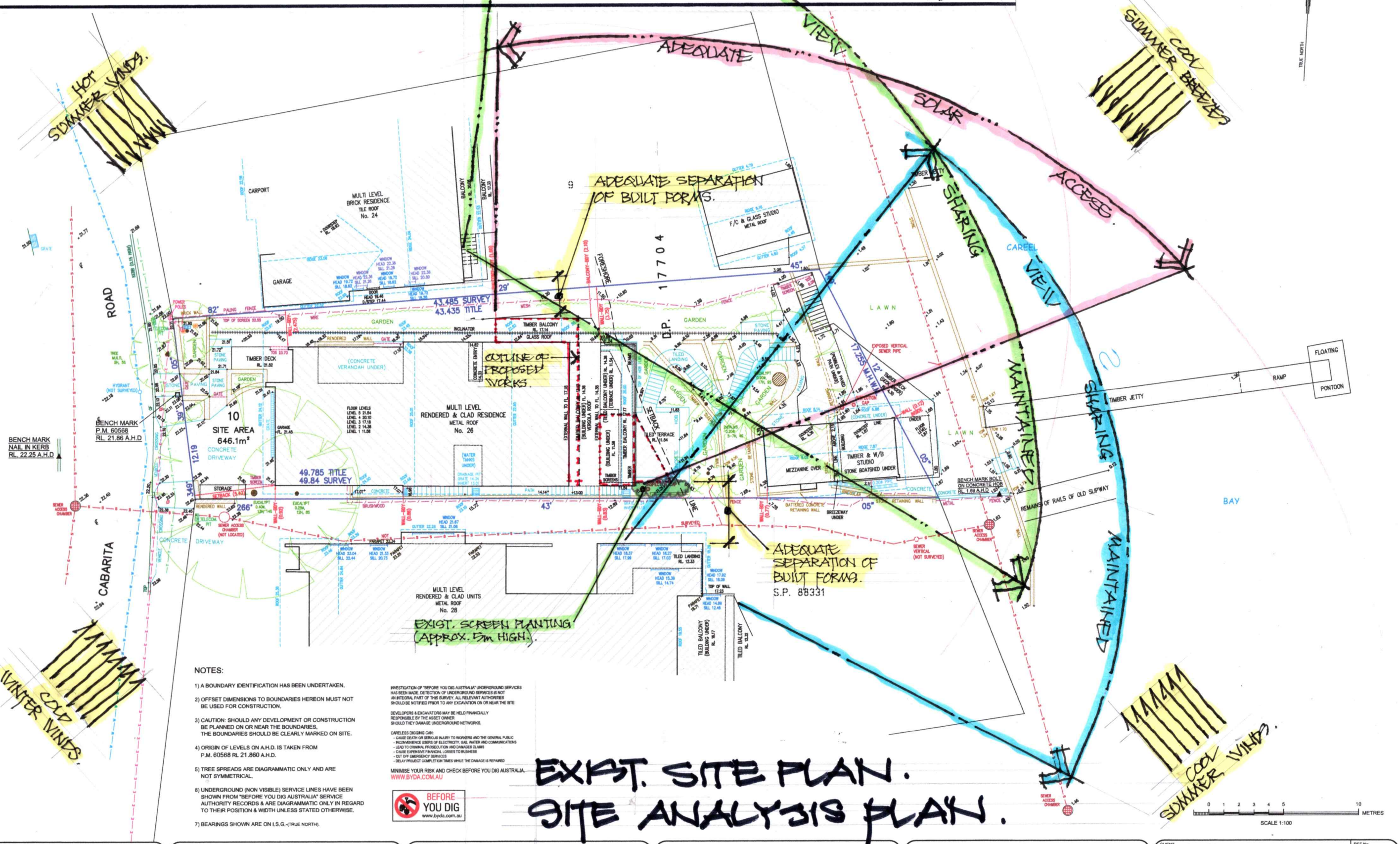
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 CLIENT: DR NATASHA COOK
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PROJECT No.
3070
 DRAWING No.
12

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SCHEME: 4A DATE: FEBRUARY 2025 SCALE: 1:250 @ A3

PROJECT No.
3070
DRAWING No.
13



NOTES:

- 1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- 2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION.
- 3) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 60568 RL 21.86 A.H.D.
- 5) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 6) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "BEFORE YOU DIG AUSTRALIA" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 7) BEARINGS SHOWN ARE ON I.S.G. (TRUE NORTH).

INVESTIGATION OF "BEFORE YOU DIG AUSTRALIA" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO HUMANS AND THE GENERAL PUBLIC
- INCURRING COSTS OF REPAIRS TO GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESSES
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND CHECK BEFORE YOU DIG AUSTRALIA.
WWW.BYD.COM.AU



LEGEND

- TREE: DENOTES APPROX. 50mm DIAMETER OF TRUNK
- ROAD: DENOTES APPROX. 50m HEIGHT OF TREE
- ROAD: DENOTES APPROX. 4m SPREAD OF TREE
- ROAD: DENOTES CENTRE LINE OF ROAD
- ROAD: DENOTES TOP OF CUTTER
- ROAD: DENOTES TOP OF WALL
- ROAD: DENOTES TOP OF SCREEN

- OVERHEAD ELECTRIC LINES
- BOARDING: DENOTES BOARDING
- TELECOMMUNICATION LINES
- WATER LINES

**EXIST. SITE PLAN.
SITE ANALYSIS PLAN.**

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 10 IN D.P. 17704 KNOWN AS No. 26 CABARITA ROAD, AVALON.
L.G.A.: NORTHERN BEACHES

Bee & Lethbridge
Quality Surveying & Development Solutions

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box 330, Forestville, NSW 2087
Phone: 9451 8787
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

COPLAND C. LETHBRIDGE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU001470

CLIENT	Dr N. COOK	REF No.	17650
PROPERTY	No. 26 CABARITA ROAD, AVALON	SHEET No.	1 of 1
DATUM	A.H.D.	SCALE	1:100 @ B1
SURVEYED	C.L.O.G.	DRAWN	S.C.
		DWG No.	17650A
		REV No.	00

SITE PLAN. PROPOSED WORKS.

PROPOSED LEVEL 3
RENOVATIONS.
FL 17.180

PROPOSED CONSERVATORY
TO EXIST. BALCONY - LEVEL 3.
FL 17.180

PROPOSED LEVEL 3
LIVING/DINING RM
EXTENSION. FL17.180.

PROPOSED LEV
(LI) EXTENSION
FL 14.380.

PROPOSED BALCONY
EXTENSION. FL 14.380 (L)

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- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
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MINIMISE YOUR RISK AND CHECK BEFORE YOU DIG AUSTRALIA
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NEW STORMWATER DRAINAGE TO BE CONNECTED TO EXISTING STORMWATER DRAINAGE SYSTEM

1. KITCHEN WASTE BIN.
2. COMPOST STORAGE.
3. WASTE & RECYCLING STORAGE.
4. EXTERNAL WASTE DISPOSAL UNIT.
5. ON SITE STORAGE FOR MATERIALS DURING DEMOLITION & CONSTRUCTION

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OWN ARE ON I.S.G.-(TRUE NORTH)


COPLAND C. LETHBRIDGE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU001470

LEGEND

 THEY
3, 10M,
SH, 4S

 €
GUTTER

 TOW

DENOTES APPROX. 0.10m DIAMETER OF TREE
 DENOTES APPROX. 5m HEIGHT OF TREE
 DENOTES APPROX. 4m SPREAD OF TREE
 DENOTES CENTRE LINE OF ROAD
 DENOTES TOP OF GUTTER
 DENOTES TOP OF WALL

OVERHEAD ELECTRIC LINES
BOARDS SEWER
TELECOMMUNICATION LINES
WATER LINES

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS &
PHYSICAL FEATURES OVER LOT 10 IN D.P. 17704
KNOWN AS No. 26 CABARITA ROAD, AVALON.

L.G.A.: NORTHERN BEACHES

CLIENT Dr N. COOK			REF No.	
PROPERTY No. 26 CABARITA ROAD, AVALON			17650	
DATUM A.H.D.		SCALE 1:100 @ B1	DATE 28/11/2024	SHEET No 1 of 1
SURVEYED C. J. COOK		DRAWN S. C. COOK	DWG No. 17650A	REV No. 00